

**TO:** DEVELOPMENT REVIEW BOARD **DATE:** August 21, 2003  
**FROM:** CURRENT PLANNING SERVICES  
**SUBJECT:** CASE 35-DR-2003  
**REQUEST:** Approve site plan, landscape plan, and elevations for a restaurant remodel and additional retail space.  
**PROJECT NAME:** Scottsdale & Shea  
**LOCATION:** Shea Boulevard east of Scottsdale Road

**DEVELOPER/OWNER:** RT Southwest Franchise LLC  
**ARCHITECT/DESIGNER:** Perlman Architects Inc  
**ENGINEER:** Brooks, Hersey & Associates  
**APPLICANT/COORDINATOR:** Perlman Architects/Steve Kim  
2230 Corporate Circle, Ste 220  
Henderson, NV 89014  
702-990-9900

**STAFF RECOMMENDATION:** APPROVE subject to the attached stipulations.

**PUBLIC COMMENTS:** All property owners within 300 ft. of the site have been notified. The applicant also had meetings with the Monterey Mountain View II Homeowners Association and the Monterey Mountain View I Homeowners Association to discuss the proposed project. There have been no comments from the public regarding the proposed project at the time of drafting this report.

**REQUEST:** The applicant is requesting site plan, landscape plan, and elevations approval to remodel the existing structure and add four in-line retail shops to the west side of the building. The remodel of the existing structure includes a 3,200 sq. ft. fast food restaurant and a 2,400 sq. ft. retail shop. The new four in-line retail shops consist of at a total of 6,900 sq. ft.

**LOCATION & ZONING:** The existing building is located mid-block between Scottsdale Road and 74<sup>th</sup> Street on the south side of Shea Boulevard. Specifically, the site is located at 7337 E. Shea Boulevard. The property is zoned Central Business District (C-2). The property is completely surrounded by existing commercial developments zoned either C-2 or C-3.

**CHARACTERISTICS:** The site is developed with an existing building that use to house Ruby Tuesdays Restaurant. Currently, the building is vacant.

**DISCUSSION:** The two existing access driveways located along Shea Boulevard will remain unchanged as well as the two driveways entering the existing shopping center to the south of the site. The applicant has provided two pedestrian connections from the front of the building to Shea Boulevard and one to the existing sidewalk located on the southern property line. The building is situated in the middle of the site with parking located along

the front and rear. The applicant has provided 98 parking spaces on site that meets the zoning code requirements. Open space requirements for this site have also been met.

The architecture of the building incorporates a variety of architectural elements, building colors, awnings, and materials to help break up the building mass. The applicant has incorporated these architectural applications to all four sides of the buildings. The north façade along Shea Boulevard contains tower elements at each corner, as well as the mid-point, incorporate columns intermittently, and provides a continuous covered walkway. A covered walkway, including columns, is provided along the south façade and burgundy (Brick Rose) colored fabric awnings along the east façade. The building walls are composed of EFIS, insulated clear glazing at the storefronts, and a cultured stone (Ledgestone/Mojave) wainscot at the base of the building. The columns of the tower elements have also been wrapped with the cultured stone.

The applicant proposes to paint the main body of the building a cream color (Sandy Lane) and use light brown (Sweetwood) and a light gray (Dauphin Gray) as accents on the building. The trim throughout the building consists of an ivory color (City Lights) and the door/ window frames are clear anodized.

The landscape palette, which consists of Willow Acacia, Blue Palo Verde, Thornless Chilean Mesquite, and a variety of shrubs/groundcover, is consistent with the existing landscaping found on the site. Landscape islands including trees have been added to the front and rear parking lot areas to bring the site into compliance with the existing code. To soften the large expanse of concrete found in front of the north elevation, staff has stipulated that the applicant increases the proposed planter sizes and possible locations to allow for the installation of canopy trees. Staff has also stipulated an additional planter at the southwest corner of the in-line shops to add a canopy tree and more shrubs.

**RELATED CASES:** 20-ZN-92 and 30-DR-94#3

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Bill Verschuren  
Senior Project Coordination Planner  
480-312-7734

**ATTACHMENTS:**

- #1-Project Narrative
- #2-Context Aerial
- #2A-Aerial Close-Up
- #3-Zoning Map
- #4-Site Plan
- #5-Landscape Plan
- #6-Floor Plan
- #7-Elevations
- #8-Wall Details
- #9-Community Input
- A-Stipulations/Ordinance Requirements



# Scottsdale PROJECT NARRATIVE



35-DR-2003  
5-9-03

- ☐ Rezoning ☐ Other
- ☐ Use Permit
- ☒ Development Review
- ☐ Master Sign Programs
- ☐ Variance

Case # 76 -PA- 2003#2

Project Name Scottsdale & Shea

Location Southeast of Scottsdale Rd  
& Shea Blvd

Applicant Steve Kim, AIA  
2230 Corporate Circle #200  
Henderson, NV 89074

## SITE DETAILS

Proposed/Existing Zoning: C-2

Use: Retail

Parcel Size: 87,000 sf

☐ Gross Floor Area ☐ Total Units: 12,646

☐ Floor Area Ratio ☐ Density: 0.14

Parking Required: 78

Parking Provided: 96

# Of Buildings: 1

Height: 22'

Setbacks: N- 88' S- 129'

E- 39' W- 54'

## In the following space, please describe the project or the request

● This Project is to remodel an existing restaurant and addition to a 12,646 gsf of single story retail complex. There will be four in-line shops, one retail shop, and a fast food restaurant on the site. A front covered walkway is to provide shade to the building and also for outdoor activities.

● To maximize pedestrian circulation for overall site multiple walkway connection has been provided between sidewalk and interior of site. Pavement pattern has been designed to indicate the traffic flow and also to make the outdoor space more interesting. Landscape is designed to not only give shading area but also help contributing to a pleasant shopping environment. Ninety-nine parking spaces are provided to meet the city requirement.

● Building design is to provide a friendly shopping environment that fits to its locale environment. The scale of the building is kept small to show respect to the adjacent architecture. While some existing design features are kept, new elements are also used to give the building a more contemporary look to properly

(If an attachment is required, please attach.)

**ATTACHMENT #1**

CD03251 (2/94)

35-DR-2003

5-9-03 *PG-2*

-PA-

- ☐ Rezoning ☐ Other
- ☐ Use Permit
- ☐ Development Review
- ☐ Master Sign Programs
- ☐ Variance

Case # \_\_\_\_\_

Project Name \_\_\_\_\_

Location \_\_\_\_\_

Applicant \_\_\_\_\_

**SITE DETAILS**

Proposed/Existing Zoning: \_\_\_\_\_

Use: \_\_\_\_\_

Parcel Size: \_\_\_\_\_

☐ Gross Floor Area ☐ Total Units: \_\_\_\_\_

☐ Floor Area Ratio ☐ Density: \_\_\_\_\_

Parking Required: \_\_\_\_\_

Parking Provided: \_\_\_\_\_

# Of Buildings: \_\_\_\_\_

Height: \_\_\_\_\_

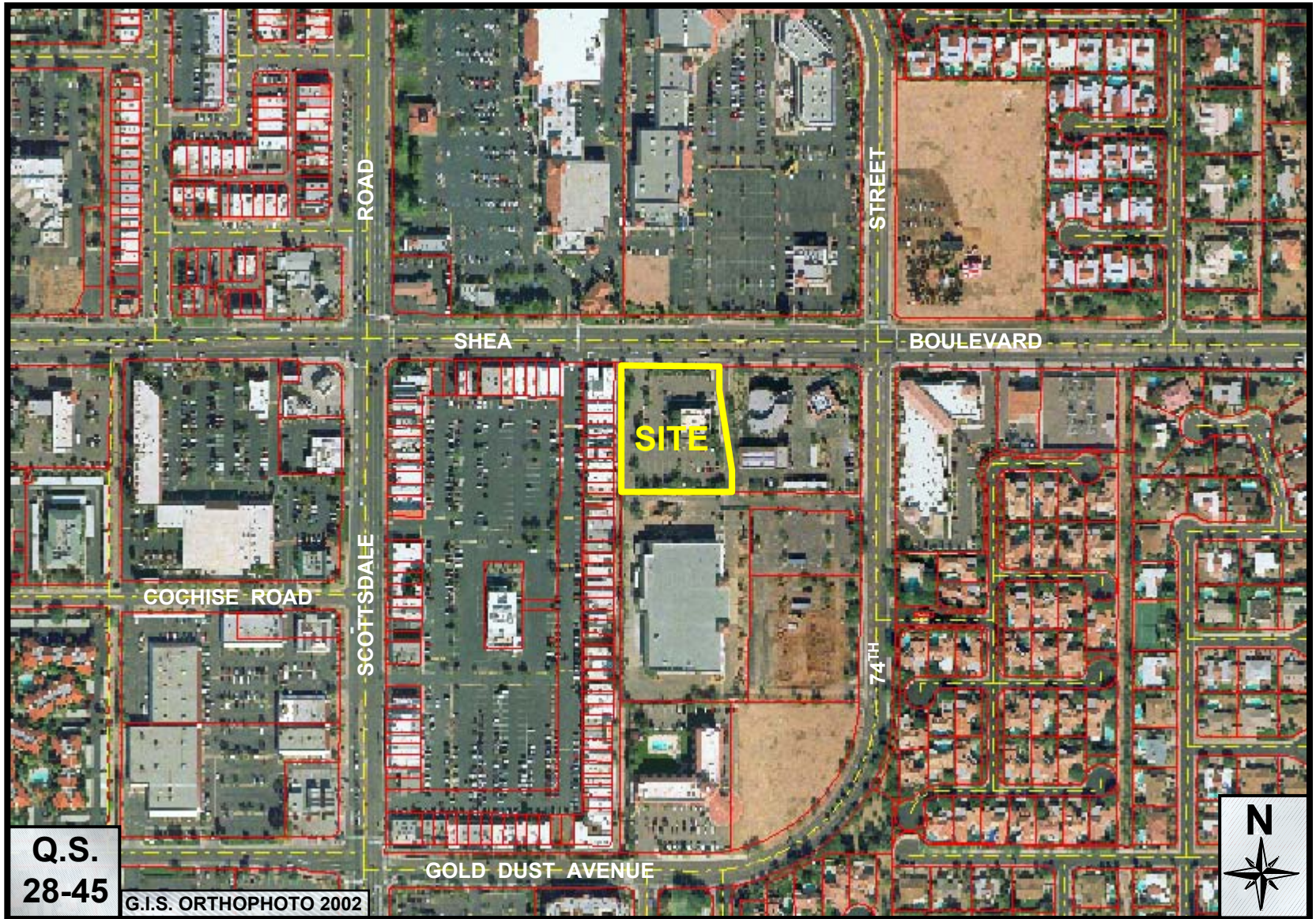
Setbacks: N- \_\_\_\_\_ S- \_\_\_\_\_

E- \_\_\_\_\_ W- \_\_\_\_\_

**In the following space, please describe the project or the request**

show its identity. Special considerations for scale, proportion,  
colors have been made to make the building look elegant and unique.  
unique.





Shea & 74<sup>th</sup> Street

**35-DR-2003**

ATTACHMENT #2

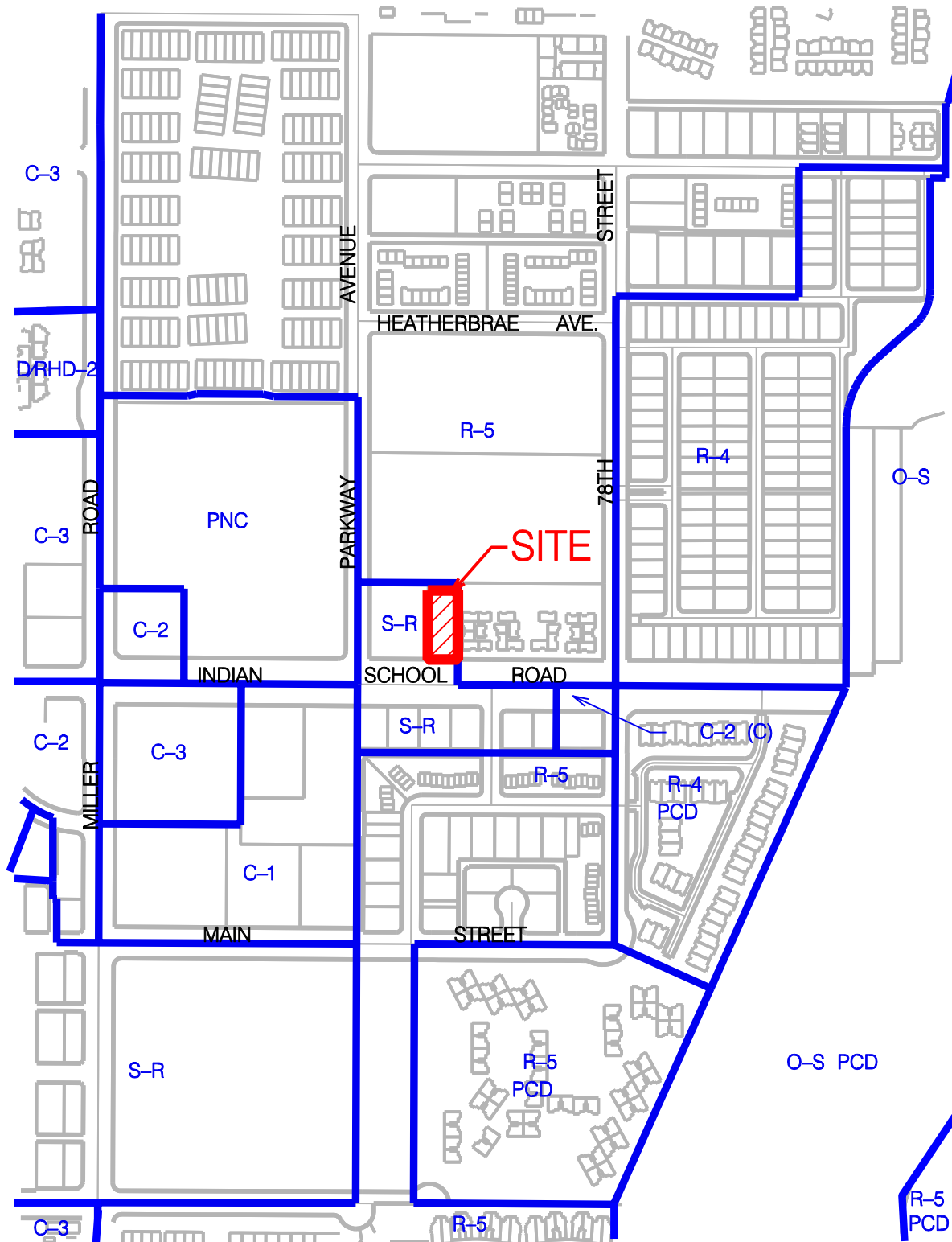




Shea & 74<sup>th</sup> Street

**35-DR-2003**

ATTACHMENT #2



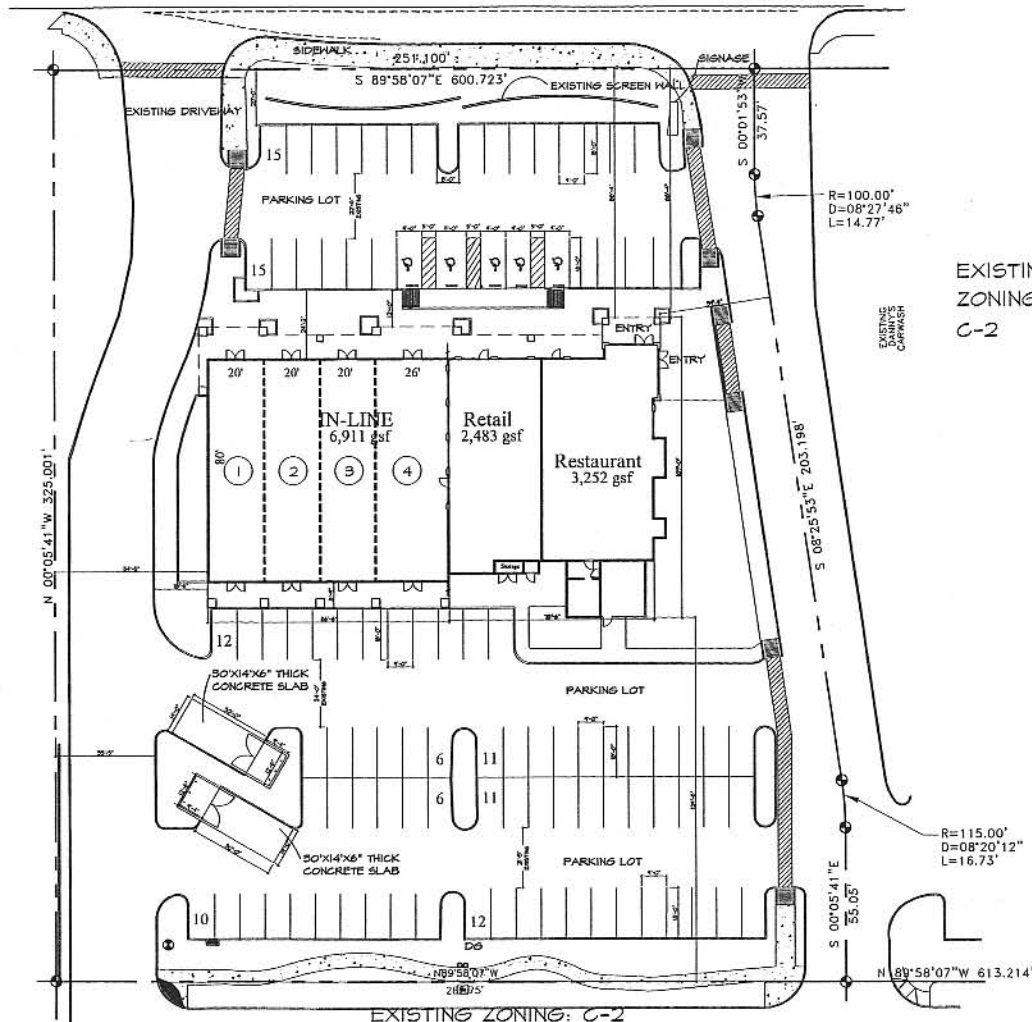
32-DR-2003

ATTACHMENT #3



EXISTING  
ZONING  
C-3

EXISTING  
ZONING  
C-2



## SITE INFORMATION

**PARCEL NUMBER**  
175-33-093-J

**ZONING**  
Existing Zoning: C2 - Commercial  
Proposed Zoning: C2 - Commercial

**AREA (Approximate)**  
Net Area: 87,028 sf 2.00 acres

**BUILDING AREA**

In-Line 1	1,621 gsf
In-Line 2	1,601 gsf
In-Line 3	1,601 gsf
In-Line 4	2,088 gsf
Retail	2,483 gsf
Restaurant	3,252 gsf
<b>Total</b>	<b>12,646 gsf</b>

**BUILDING VOLUMEN**

Building Volume Allowed	87,028 x 6-835,459
Building Volume Proposed	12,646 x 22-278,212

**FAR (Net Area)** 12,646/87,028=0.145

### PARKING REQUIREMENTS

In-Line	1 per 250 sf	6,911/250 =	27.64
Retail	1 per 250 sf	2,483/250 =	9.93
Restaurant	1 per 50 sf	1,436/50 =	28.72

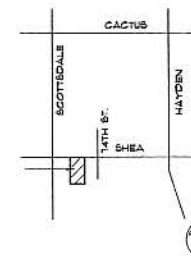
<b>Total Required:</b>	<b>67</b>
<b>Parking Provided:</b>	<b>98</b>
<b>Total Handicapped Parking Required:</b>	<b>67 x 4% = 3</b>
<b>Total Handicapped Parking Provided:</b>	<b>5</b>
<b>Total Van Accessible Parking Required:</b>	<b>1</b>
<b>Total Van Accessible Parking Provided:</b>	<b>1</b>
<b>Parking Ratio:</b>	<b>1 per 128 7.8 per 1000</b>
<b>Bicycle Rack Required:</b>	<b>1 per 100 sq ft of parking</b>
<b>Bicycle Rack Provided:</b>	<b>7</b>

### BUILDING HEIGHT

<b>BUILDING HEIGHT ALLOWED:</b>	<b>36 FT</b>
<b>BUILDING HEIGHT PROVIDED:</b>	<b>22 FT</b>

### OPEN SPACE REQUIREMENTS

<b>OPEN SPACE REQUIRED:</b>	<b>87,028 x .14</b>	<b>12,184 gsf</b>
<b>OPEN SPACE PROVIDED:</b>		<b>12,843 gsf</b>
<b>FRONT SPACE REQUIRED:</b>	<b>12,184 x .5</b>	<b>6,092 gsf</b>
<b>FRONT SPACE PROVIDED:</b>		<b>6,120 gsf</b>
<b>PARKING LOT LANDSCAPE REQ.</b>	<b>96 x 270 = 25,920 x 15%</b>	<b>3,888 gsf</b>
<b>PARKING LOT LANDSCAPE PRO.</b>		<b>4,272 gsf</b>



# Scottsdale & Shea

Shea & Scottsdale RD, Scottsdale, Arizona

## Greenstreet Properties

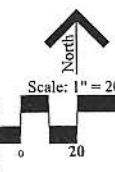
Las Vegas, Nevada

702-284-7128

Site Plan Worksheet

Date: June 23, 2003  
Project Number: 103019

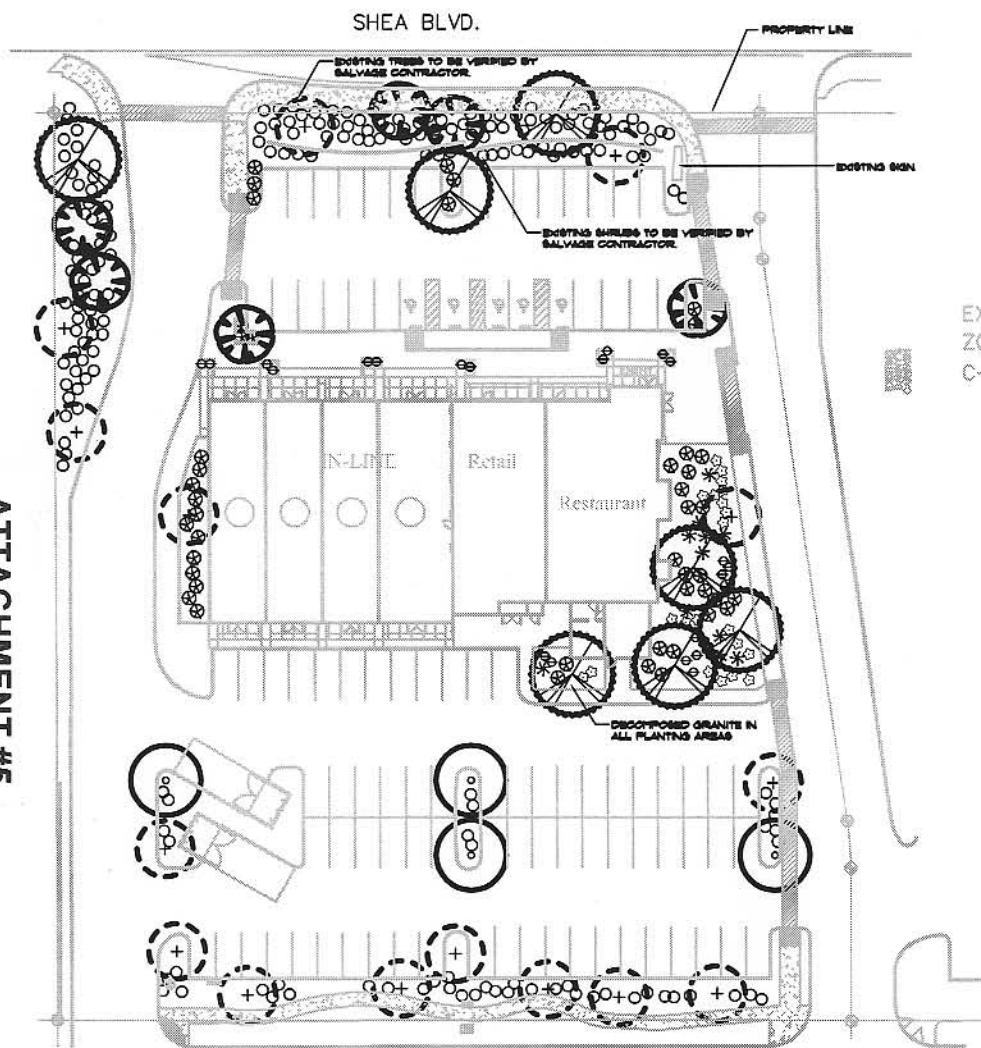
Scale: 1" = 20'



**Perlman**  
ARCHITECTS  
PERLMAN ARCHITECTS, INC.  
2230 CORPORATE CIRCLE, SUITE 200  
HENDERSON, NEVADA 89074  
702.990.9900 702.932.3292 fax

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NOTE: ALL EXISTING PLANT MATERIAL TO BE VERIFIED BY SALVAGE CONTRACTOR. LANDSCAPE CONTRACTOR SHALL REPLACE ANY MISSING OR DEAD MATERIAL IN KIND.

## PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
<b>TREES</b>			
(Symbol: circle with cross)	EXISTING TREE	VARIUS	TO REMAIN
(Symbol: circle with star)	AGAVE SALICATA	BULLOW AGAVE	14" BOX
(Symbol: circle with vertical lines)	CECROPHIA FLORIDANA	BLUE PALM VERDE	14" BOX
(Symbol: circle with horizontal lines)	PROSTIS CHILINENS THORLESS	THORLESS CHILEAN HEDGE	14" BOX
<b>SHRUBS</b>			
(Symbol: circle with dots)	EXISTING SHRUB	VARIUS	TO REMAIN
(Symbol: circle with vertical lines)	LEUCOPHYLLUM SP.	TEXAS SAGE	8 GAL.
(Symbol: circle with horizontal lines)	NEROLI OLIVACEA	PETITE PINE OLIVACEA	8 GAL.
(Symbol: circle with star)	RUSSIA SP.	RUSSIA	8 GAL.
(Symbol: circle with cross)	YUCCA SP.	YELLOW BELLS	8 GAL.
<b>ACCENTS</b>			
(Symbol: circle with dots)	DASYLIRION SP.	DEER SPOON	8 GAL.
(Symbol: circle with horizontal lines)	PLUMBAGO SP.	SLIPPER PLANT	8 GAL.
(Symbol: circle with star)	PROLANTHUS MACROCARPUS	SLIPPER PLANT	8 GAL.
<b>GROUND COVER</b>			
(Symbol: circle with dots)	DALIA SP.	DALIA	1 GAL.
(Symbol: circle with horizontal lines)	LANTANA SP.	LANTANA	1 GAL.
<b>INERT GROUND COVER</b>			
(Symbol: circle with dots)	DECOMPOSED GRANITE	MADISON GOLD	24" SCREENED

## NOTES

1. LANDSCAPE PLAN IS CONCEPTUAL. ACTUAL LOCATION, QUANTITIES, SIZES, AND SPECIES SHALL BE DETERMINED AT THE TIME OF CONSTRUCTION DRAWINGS.

## PRELIMINARY LANDSCAPE NOTES

## PLANTING

THE SITE WILL BE LANDSCAPED IN ACCORDANCE WITH THE CITY OF SCOTTSDALE STANDARDS. ALL TREES AND SHRUBS ARE TO BE STAKED AND PLANTED IN ACCORDANCE WITH THE ARIZONA NURSERY ASSOCIATION PUBLISHED STANDARDS.

SIZES OF TREES AND SHRUBS WILL CORRESPOND WITH REQUIREMENTS SET BY THE CITY OF SCOTTSDALE. ALL PLANTING AREAS WILL RECEIVE A 2" DEPTH OF 3/4" DECOMPOSED GRANITE AND SHALL BE TREATED WITH PRE-EMERGENT HERBICIDE.

## IRRIGATION

THE IRRIGATION SYSTEM WILL CONSIST OF DRIP EMITTERS AND PRESSURE REGULATORS CONNECTED TO AUTOMATIC VALVES AND WILL BE TIED INTO AUTOMATIC CONTROLLERS AS REQUIRED. THE IRRIGATION SYSTEM SHALL PROVIDE 100% COVERAGE.

## GRADING

ALL EARTHWORK WILL BE DONE SO THAT ALL MOISTURE DRAINS OFF AND AWAY FROM SIDEWALKS AND STRUCTURES. THE MAJORITY OF CRUISE DRAINAGE WILL DRAIN INTO THE RETENTION BASINS LOCATED ON SITE.



## Shea &amp; 74th Street

Shea & 74th Street, Scottsdale, Arizona

Greenstreet Properties

Las Vegas, Nevada 702-284-7128

Preliminary Landscape Plan

Date: Feb. 03, 2003  
Project Number: 102210

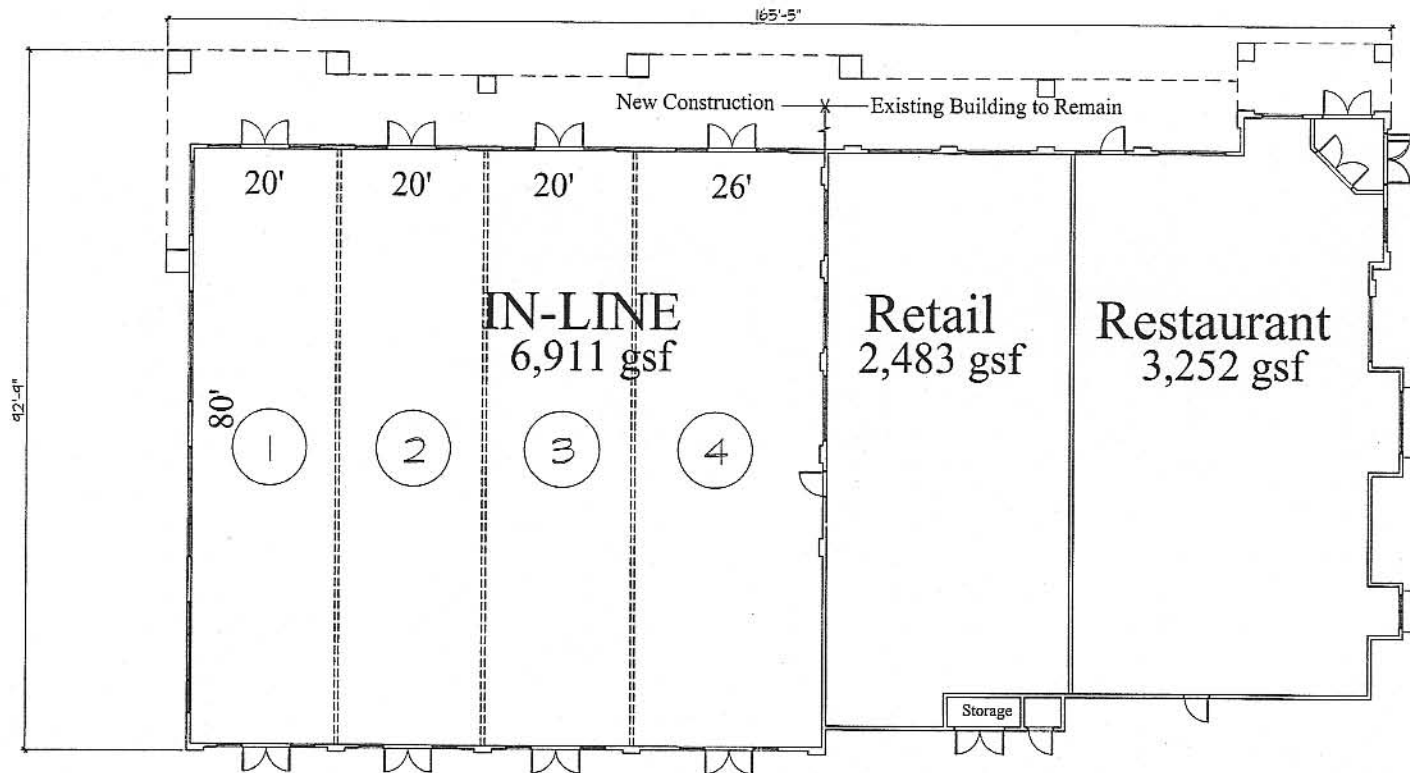


Scale: 1" = 20'

0 20 40

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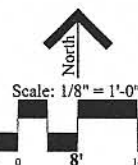
# Scottsdale & Shea

Shea & 74th Street, Scottsdale, Arizona

Greenstreet Properties  
Las Vegas, Nevada 702-284-7128

Floor Plan

Date: Feb. 03, 2003  
Project Number: 102210



35-DR-2003  
5-9-03

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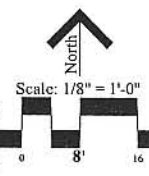
Scotssdale & Shea

Shea & 74th Street, Scottsdale, Arizona

Greenstreet Properties  
Las Vegas, Nevada 702-284-7128

Elevations

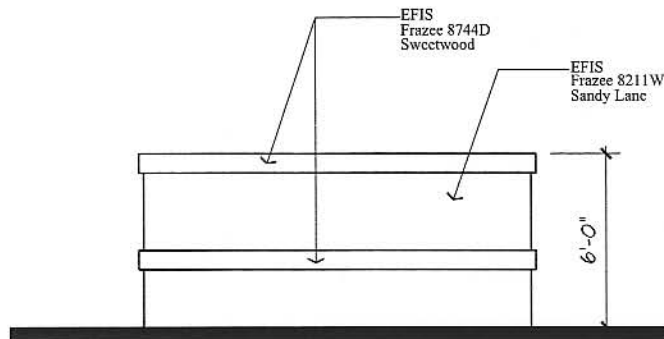
Date: Feb. 03, 2003  
Project Number: 102210



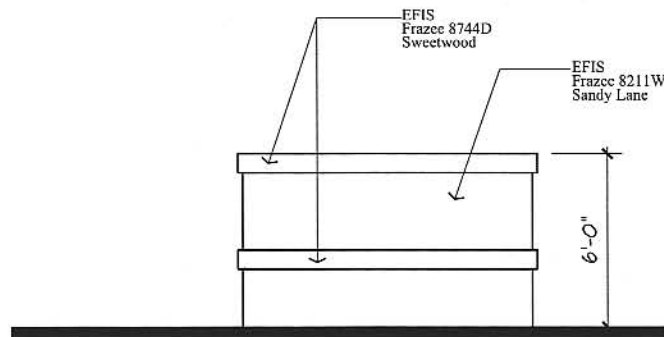
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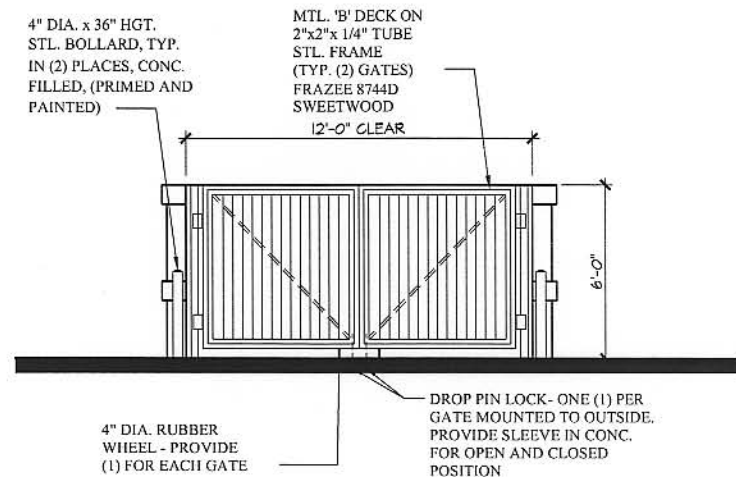




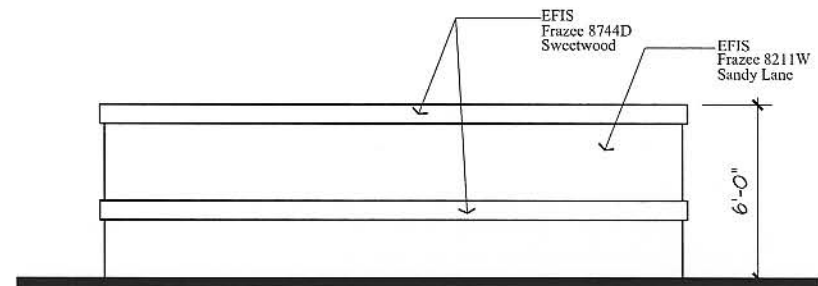
Trash Enclosure Wall - Back Elevation



Trash Enclosure Wall - Side Elevation



Trash Enclosure Wall - Front Elevation



Screen Wall Elevation

Scottsdale & Shea

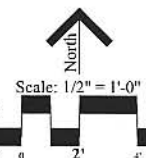
Shea & 74th Street, Scottsdale, Arizona

Greenstreet Properties  
Las Vegas, Nevada 702-284-7128

Wall Detail

Date:  
Project Number:

Feb. 03, 2003  
102210



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CASE NO: 76 PA 2003 #2

PROJECT LOCATION: West of southwest corner of Shea Blvd. & 74<sup>th</sup> St.

## COMMUNITY INPUT CERTIFICATION

In the City of Scottsdale it is important that all applicants for rezoning, use permit, and/or variances inform neighboring residents, affected school districts, and other parties that may be impacted by the proposed use, as well as invite their input. The applicant shall submit this completed certification with the application as verification that such contact has been made.

DATE	NAME (Person, Organization, Etc. and Address)	Type	Of	Contact
		Meeting	Phone	Letter
3-03	Tom Reif representing Danny's car wash 7373 E. Shea Blvd.		✓	
4-03	Orrin Stine, President Monterey Mtn. View II Homeowners Assoc. - meeting			
5-07-03	Julie Kent, President Monterey Mtn. View II Homeowners Assoc.		✓	
5-08-03	Budd Travers Ernie's - 10443 N. Scottsdale Rd. - visit			
5-08-03	State Farm Insurance 10435 N. Scottsdale Rd. - visit			
5-08-03	Nafco Ltd. 10427 N. Scottsdale Rd. - visit			
5-08-03	Barber Shop, Keen Edge Inc., Fabric Works - visit 10419 N. Scottsdale Rd.			
5-08-03	Azcolorworks, Tale-Gate Banners, Melyn Ohre CPA - 10405 N. Scottsdale Rd. - visit			
5-08-03	D.G. Howland 10341 N. Scottsdale Rd. - visit			
5-08-03	Dance Time Studio (Harry Hoffman) 10339 N. Scottsdale Rd. - visit			
5-15-03	Julie Kent, President Monterey Mtn. View II Homeowners Assoc. - meeting arranged.			

*Martha West*

Signature of owner/applicant  
Martha West

May 8, 2003

ATTACHMENT #9

35-DR-2003  
5-9-03

# **Stipulations for Case: Scottsdale & Shea 35-DR-2003**

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

## **PLANNING**

### **APPLICABLE DOCUMENTS AND PLANS:**

#### **DRB Stipulations**

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
  - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Perlman Architects, Inc. dated 2/3/03.
  - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Perlman Architects, Inc. dated 6/23/03.
  - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted Perlman Architects, Inc. dated 2/3/03.
  - d. Wall elements, including dimensions, materials, color, and texture all sides, shall be constructed to be consistent with the submitted by Perlman Architects, Inc. dated 2/3/03.

### **ARCHITECTURAL DESIGN:**

#### **DRB Stipulations**

2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1' higher than the tallest unit.
4. No exterior roof ladder(s) shall be allowed where they are visible to the public or from an off-site location.
5. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
6. Dooley wall fencing shall not be allowed.
7. All screen walls shall be a minimum of an eight-inch (8") CMU block.

#### **Ordinance**

- A. All signage requires separate permits and approval.

### **SITE DESIGN:**

#### **Ordinance**

- B. The developer shall provide an accessible ramp at the end of the north-south accessible pedestrian route, adjacent to the east property line, at the southeast corner of the site to continue the accessible route the east.



- C. The developer shall revise the site plan so that a minimum of twenty-feet (20'-0') of landscape setback is provided from the property line to the parking stall over hang (in the event of a sixteen-foot (16'-0") stall with a two foot (2'-0") overhang) or to the parking stall curb (in the event of an eighteen-foot (18'-0") stall).

**OPEN SPACE:****Ordinance**

- D. The required parking lot landscape calculations shall be revised to correctly reflect the number of parking stalls provide on site.
- E. If provided, the parking lot over hang shall not be counted toward the parking lot landscaping or open space.

**LANDSCAPE DESIGN:****DRB Stipulations**

8. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
9. All new trees between Shea Boulevard and the northern most parking lot, shall be a minimum of four-inch (4") caliber single truck or two-inch (2") average multi-truck trees.
10. The remainder of the new trees shall be a minimum of two-inch (2") caliber single truck or one-inch (1") average multi-truck trees.
11. The applicant shall increase the proposed planter sizes and possible locations found along the north façade to allow for the installation of canopy trees within the planters.
12. The applicant shall add an additional planter at the southwest corner of the in-line shops and plant a canopy tree and shrubs.

**EXTERIOR LIGHTING DESIGN:****DRB Stipulations**

13. All exterior luminaries shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign and parking lot canopy lighting.
14. The individual luminaire lamp shall not exceed 250 watts and the lamp source type shall match the existing center.
15. The maximum height of any exterior fixture shall not exceed twenty-feet (20'-0) above grade.
16. All exterior light poles, pole fixtures, and yokes, shall be painted to match the existing center light poles.
17. Incorporate into the project's design, the following:

**Parking Lot and Site Lighting:**

- a. The maintained average horizontal illuminance level, at grade on the site, not including the gasoline canopy area, shall not exceed 2.5 foot-candles.
- b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 10.00 foot-candles. All exterior luminaries shall be included in this calculation.
- c. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 1.5 foot-candles. All exterior luminaries shall be included in this calculation.

**Building Mounted Lighting:**

- d. All luminaries shall be recessed or shielded so the light source is not directly visible from property line.

- e. The maintained average horizontal illuminance at grade at the storefront entries including any spill light from store interior shall not exceed the maintained average horizontal illuminance level at grade of (5) foot-candles. The maintained maximum horizontal illuminance level at grade along the storefront entries shall not exceed fifteen (15) foot-candles.

**VEHICULAR AND BICYCLE PARKING:**

**DRB Stipulations**

- 18. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

**Ordinance**

- F. The developer shall provide bicycle parking in conformance with the City of Scottsdale Zoning Ordinance.
- G. The developer shall provide a floor plan worksheet for the Wendy's Restaurant indicating the total amount of public floor area and parking requirements for the restaurant in conformance with the City of Scottsdale Zoning Ordinance.

**ADDITIONAL PLANNING ITEMS:**

**DRB Stipulations**

- 19. No exterior vending or display shall be allowed.
- 20. Flagpoles, if provided, shall be one piece, conical, and tapered.
- 21. Patio umbrellas if provided shall be solid colors and shall not have any advertising in the form of signage or logos.

**RELEVANT CASES:**

**Ordinance**

- H. At the time of review, the applicable zoning case(s) for the subject site were: 20-ZN-1992, 93-ZN-1984

## ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

### **APPLICABLE DOCUMENTS:**

22. The "Preliminary Drainage Report for 7373 East Shea Boulevard," dated 5/03, prepared by Brooks, Hersey & Associates, was used in developing stipulations for the case.

### **CIVIL IMPROVEMENT PLAN REQUIREMENTS:**

#### **DRB Stipulations**

23. All on-site parking lot striping shall be shown with the grading and drainage plans.
24. The "Conceptual Grading Plan B," dated 4/25/03, and prepared by Brooks, Hersey & Associates, shall be revised to match the site plan, dated 7/10/03, and submitted by Perlman Architects. The site plan shows additional building construction adjacent to the existing retail use that is not shown on the grading plan.

### **DRAINAGE AND FLOOD CONTROL:**

#### **DRB Stipulations**

25. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.
- a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.
26. Stormwater Storage on Paved Surfaces. Up to 50% of required stormwater storage may be provided in parking areas when the following conditions are met:
- a. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
  - b. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.

#### **Ordinance**

- I. On-site stormwater storage is required for the full 100-year, 2-hour storm event. The site has been previously developed. The existing storm drainage system meets all stormwater storage requirements. It is not anticipated that additional storage volume will be required provided that the engineer documents in the final drainage report that the following conditions are met:
  - (1) Off-site runoff must enter and exit the site as it did historically.
  - (2) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.
  - (3) Calculations in the report verify that there is nominal change in the amount of impervious area for the site with the proposed construction, and the quantity (Q100) of on-site runoff is the same as the existing condition.
  - (4) Calculations in the report verify if storm water storage is occurring in the parking/drive aisle that meet the requirements of Stipulation 24.
- J. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.
- K. Underground Stormwater Storage:



- (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
- (2) Drywells are not permitted.

### **ROADWAY, INTERSECTION, AND ACCESS DESIGN:**

#### **DRB Stipulations**

- 27. Shea Boulevard has been constructed to current standards with full improvements and sufficient right-of-way dedication. No additional street improvements or right-of-way dedication along Shea Boulevard are required.
- 28. The developer shall use the existing driveways to the site. The developer shall not construct any new driveways onto Shea Boulevard.

### **INTERNAL CIRCULATION:**

#### **DRB Stipulations**

- 29. The developer shall provide a minimum parking-aisle width of 24 feet.
- 30. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.

#### **Ordinance**

- L. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

### **EASEMENTS AND DEDICATIONS**

<b>EASEMENT / DEDICATION</b>	<b>DESCRIPTION</b>
Emergency and Service Vehicle Access Easement	Provide a 24-foot minimum easement over the main driveways and drive aisles for the site for emergency and service vehicle access.

#### **DRB Stipulations**

- 31. Vehicular Non-Access Easement:
  - a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on Shea Boulevard except at the approved driveway locations.
- 32. Indemnity Agreements:
  - a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

#### **Ordinance**

#### **M. Drainage Easement:**

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 25 cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

## N. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water line easements necessary to serve the site.

**REFUSE:****DRB Stipulations**

33. Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards. Standard details #2146-1 and #2146-2 are for single refuse enclosures (#2146-2 is designed for grease containment), and #2147-1 and #2147-2 are for double refuse enclosures (#2147-2 is designed for grease for containment).
34. Enclosures must:
  - a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
  - b. Be positioned to facilitate collection without "backtracking."
  - c. Be easily accessible by a simple route.
  - d. Not require backing more than 35 feet.
  - e. Not be located on dead-end parking aisles.
  - f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

**Ordinance**

## O. Refuse enclosures are required as follows:

- (1) Restaurants: One per restaurant
- (2) Commercial Building Space: One for 0 to 20,000 s.f., Two for 20,001 to 40,000 s.f., Three for 40,001 to 60,000 s.f., etc.

## P. Underground vault-type containers are not allowed.

## Q. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.

## R. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

**WATER AND WASTEWATER STIPULATIONS**

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

**DRB Stipulations**

35. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
  - a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
  - b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

**Ordinance**

## S. Water and Sewer Needs Report.

- (1) A completed Water and Sewer Needs Report shall be submitted for review with the final improvement plans. Approval will not be given for improvement plans until the Plan Review and Permit Services Division approves the Water and Sewer Needs Report.

**WATER:****DRB Stipulations**

36. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval for the number of water services required to serve the proposed in-line retail building from the City's Water Resources Department. All questions may be referred to Water Resources at 480-312-5650.

**Ordinance**

- T. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.
- U. The developer shall pay a Water Development Fee and Water Resources Development Fee for City water supply in accordance with City Ordinance. This fee shall be paid at the time, and as a condition of the issuance of a building permit, or if the development does not require a building permit, prior to connection to the City water system. All questions may be referred to Water Resources at 480-312-5650.
- V. Prior to the issuance of any building permit, the developer shall pay a Water Meter Fee for connection to the City water system in accordance with City Ordinance. If there is an existing water meter for this project, applicable water meter fees must be paid only if a larger meter is required.
- W. Arizona Department of Environmental Quality (ADEQ):
  - (1) The developer shall be responsible for conformance with ADEQ regulations and requirements for submittals, approvals, and notifications. The developer shall demonstrate compliance with Engineering Bulletin #10 Guidelines for the Construction of Water Systems, and applicable chapters of the Arizona Administrative Code, Title 18, Environmental Quality. In addition:
- X. Maricopa County Environmental Services Department (MCESD):
  - (1) Before approval of final improvement plans by the Plan Review and Permit Services Division, the developer shall submit a cover sheet for the final improvement plans with a completed signature and date of approval from the Maricopa County Environmental Services Department (MCESD).
  - (2) Before issuance of encroachment permits by city staff, the developer shall provide evidence to city staff that a Certificate of Approval to Construct Water and or Wastewater Systems has been submitted to the MCESD. This evidence will be on a document developed and date stamped by the MCESD staff.
  - (3) Before commencing construction, the developer shall submit evidence to city staff that Notification of Starting Construction has been submitted to the MCESD. This evidence shall be on a document developed and date stamped by the MCESD staff.
  - (4) Before issuance of Letters of Acceptance by the City's Inspection Services Division, the developer shall provide to the City a final set of as-built mylars of the improvements.

**WASTEWATER:****DRB Stipulations**

37. On-site sanitary sewer shall be privately owned and maintained.
38. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

**Ordinance**

- Y. Privately owned sanitary sewer shall not run parallel within the waterline easement.
- Z. The developer shall pay a Sewer Development Fee for City sewer service in accordance with City Ordinance. This fee shall be paid at the time, and as a condition of the issuance of a building permit, or if the development does not require a building permit, prior to connection to the City sewer system. All questions may be referred to Water Resources at 480-312-5650.
- AA. Connection to the sanitary sewer system may be made without payment of a connection fee. Please provide sanitary sewer tap location on engineering plans.
- BB. Grease interceptors shall be provided at restaurant connections to the sanitary sewer. The interceptors shall be located as to be readily and easily accessible for cleaning and inspection.

**CONSTRUCTION REQUIREMENTS****DRB Stipulations**

- 39. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.
  - a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
  - b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

**Ordinance**

- CC. Arizona Department of Environmental Quality (ADEQ) Requirements: All construction activities that disturb one or more acres shall obtain coverage under the Arizona Pollutant Discharge Elimination System (AZPDES) Construction General Permit. To gain coverage, operators of construction sites must:
  - (1) Submit a Notice of Intent (NOI) to ADEQ;
  - (2) Prepare a Stormwater Pollution Prevention Plan (SWPPP) and keep a copy on site;
  - (3) Send a Notice of Termination (NOT) to ADEQ when construction is completed.
  - (4) Contact ADEQ at 602-771-4449 for further information. Forms are available from the City of Scottsdale One Stop Shop, or from ADEQ.
- DD. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]

**VERIFICATION OF COMPLIANCE****DRB Stipulations**

- 40. Condition for issuance of grading and drainage permit: Before the issuance of a Grading & Drainage Permit:
  - a. Submit a final grading and drainage plan for the site, including water and sewer services for the proposed building. Plan shall address all stipulations, ordinances, and requirements from the Design Standards and Policies Manual. Submit a final drainage report that addresses all stipulations, ordinances, and requirements from the Design Standards and Policies Manual.



**Ordinance**

EE. Before the approval of the improvement plans, the Plan Review and Permit Services Division staff shall specify those drainage facilities that shall be required to have Special Inspections. See Section 2-109 of the Design Standards and Policies Manual for more information on this process.

- (1) The developer shall certify that it has retained an Inspecting Engineer by completing Part I (Project Information) and Part II (Owner's Notification of Special Inspection) of the Certificate of Special Inspection of Drainage Facilities (CSIDF); and,
- (2) The Inspecting Engineer shall complete the Certificate of Compliance form.
- (3) The developer shall submit all required Special Inspection Checklists and the completed Certificate of Compliance form to the Inspection Services Division. The Certificate of Compliance form shall be sealed, signed and dated by the Inspecting Engineer, and shall be attached to all required Special Inspection Checklists completed by the Inspecting Engineer